

**CITY COUNCIL
CITY OF PRAIRIE VILLAGE**

April 3, 2017

The City Council of Prairie Village, Kansas, met in regular session on Monday, April 3, 2017 at 7:30 p.m. in the Council Chambers at the Municipal Building, 7700 Mission Road, Prairie Village, Kansas.

ROLL CALL

Mayor Laura Wassmer called the meeting to order and roll call was taken with the following Council members present: Ashley Weaver, Jori Nelson, Serena Schermoly, Steve Noll, Eric Mikkelson, Andrew Wang, Sheila Myers, Brooke Morehead, Dan Runion, Courtney McFadden, Ted Odell and Terrence Gallagher.

Staff present: Tim Schwartzkopf, Chief of Police; Keith Bredehoeft, Director of Public Works; Katie Logan, City Attorney; Quinn Bennion, City Administrator; Wes Jordan, Assistant City Administrator; Lisa Santa Maria, Finance Director and Joyce Hagen Mundy, City Clerk.

INTRODUCTION OF STUDENTS & SCOUTS

No students or scouts were in attendance.

PRESENTATION

Keith Bredehoeft noted that over the past six months the Public Works Department has made several promotions and hired new employees. He is pleased to recognize several of the employees that make Prairie Village look good day in and day

out. Field Superintendent James Carney introduced the following new employees hired: Chris Kraft, Sylvester Finck and Steve Tomilinson.

Mr. Carney noted that it takes approximately two years for employees to learn how to operate all the equipment involved in their positions. He recognized the following employees that have been promoted to Maintenance II positions: Brandon Wright, Larry Enochs and Kyle Frye.

Maintenance III employees are skilled at the operation of all equipment and able to instruct others and have demonstrated leadership: The following employees have been promoted to Maintenance III: Elmer Zavala and Bedford Whitaker.

The final promotion recognized was that of Dan Ogle to Crew Leader for the Grounds Crews. Dan has the most seniority of all Prairie Village employees going back to September 1974. Mr. Carney also recognized several Public Works employees who were in attendance in support of their fellow employees.

Mayor Wassmer stated that she cannot remember a time when the city has looked so good, from the entrance on 75th Street, the islands and throughout the parks. She thanked those present for their excellent work.

PUBLIC PARTICIPATION

No one was present to address the City Council.

CONSENT AGENDA

Ted Odell moved the approval of the Consent Agenda items for April 3, 2017:

1. Approval of the regular City Council meeting minutes - March 20, 2017

A roll call vote was taken with the following members voting “aye”: Weaver, Nelson, Schermoly, Noll, Mikkelson, Wang, Myers, Morehead, Runion, McFadden, Odell and Gallagher.

COMMITTEE REPORTS

Council Committee of the Whole

COU2017-19 Consider approval of agreement with BBN Architects for concept/market study for Village Square/Harmon Park

Terrence Gallagher moved the City Council approve the agreement with BBN Architects for a concept/market study for Village Square/Harmon Park at a cost not to exceed \$49,914. The motion was seconded by Brooke Morehead and passed by a vote of 11 to 1 with Mr. Wang voting in opposition.

Environment/Recycle Committee

Jori Nelson announced that the Annual Earth Fair will be held at Shawnee Mission East on Saturday, April 15th. She encouraged Council members to attend.

Prairie Village Arts Council

Eric Mikkelson noted that Friday, April 14th will be the artist reception for the “Future of the Arts” exhibit that will be in the R.G. Endres Gallery in the municipal building during the month of April.

MAYOR’S REPORT

Mayor Wassmer reported that the contract has been signed for the senior living facility at the Meadowbrook development with Dial Realty. The proposed facility will be less dense with 240 units instead of the originally proposed 330. The facility will provide for Independent Living, Assisted Living and Memory Care. It will be constructed in two phases with 180 units in the first phase and the remaining 60 in a second phase.

Eric Mikkelson asked if the lesser density will impact the anticipated revenue from the

TIF. Mr. Bennion replied that the city would be monitoring the impact. Mayor Wassmer noted that the original revenue projections for the single family homes and town homes were significantly lower than the actual sales prices being obtained. Jori Nelson confirmed that the senior living units would be rental properties. Brooke Morehead asked what the rental cost was for the apartments. It was noted that they are renting for \$2,000 per month for a 1000 square foot unit.

Eric Mikkelson asked if the park development was on schedule. Mayor Wassmer replied that it was. He asked if the trails would be completed this year. Mayor Wassmer replied the Park District is not making any commitment to an early opening for the trails.

Mayor Wassmer continued with her staff report noting attendance at the “State of the County Address”, a visit with Councilman Steve Noll to a 3rd grade class at Prairie Elementary and the retirement reception for Municipal Court Clerk Barbara Hunter. She noted that the Committee on Committees met and will be meeting again. Mayor Wassmer reminded everyone of the upcoming Large Item Pickup the last two Saturdays in April.

STAFF REPORTS

Public Safety

- Chief Schwartzkopf noted two of his goals when becoming Chief two years ago were “Officer Wellness” and “Community Engagement”. To address officer wellness a peer support team has been formed. These individuals recently went to Independence to help their officers deal with the recent shooting of one of their officers.
- Community engagement will be addressed later this year when the department begins operating a “bicycle unit” that will cover the trail system, parks and community events. These officers are currently in training and will be from the traffic unit, so street coverage will not be reduced.
- The Mental Health Co-Responder has been hired and is going through training and will be available to cities next month.

Public Works

- Keith Bredehoeft thanked the Council for the opportunity to recognize his staff earlier and noted the growing sense of community among PW staff.

- Bids for the Trail on Tomahawk Road were opened and have come in higher than the budgeted funding. Staff is evaluating the project to see if modifications can be made to allow it to go forward.
- Mayor Wassmer noted that the island on Roe Avenue at 91st Terrace is in.
- Eric Mikkelson reported from the Prairie Hills Homes Association positive comments on the recent cleaning of island statues.

Administration

- Lisa Santa Maria reported the City received the GFOA 2017 Distinguished Budget Presentation Award.
- Mrs. Santa Maria distributed and reviewed the city's fourth quarter financial report. She noted this was a preliminary report until the auditors finish their audit of the city's financial records. The report reflects an increase in fund balance of \$92,696. Personal Services expenditures came in 4.43% under budget due to several unfilled positions during the course of the year. However, she noted this would have been greater but personnel costs were budgeted in 2016 at 97%. Contract services expenditures were also under budget with legal services being 18.4% under budget and Mayor and Council contract services 77% under budget. The third major area significantly under budget was commodities with fuel costs being 63.4 less than budgeted.

Jori Nelson asked for clarification on CID expenditures and if these were reflected on-line. Mrs. Santa Maria responded that CID payment submittals are made when funds are available. Once payment is made the submittal including the documentation is posted on the city's website.

Dan Runion confirmed that the overall budget is increasing. Mrs. Santa Maria replied she anticipated a 3 to 5% increase with the increased revenue from property tax. Eric Mikkelson noted there has been a significant increase in CIP expenditures over the past few years. Mayor Wassmer noted in 2009 the CIP took a huge cut and the city has been placing more funding in the program to try to catch up with repair needed to city streets. Mr. Runion asked if at some point in time the city could scale back on streets when the city was caught up. Mrs. Santa Maria said she felt that would be difficult under the tax lid.

Eric Mikkelson asked if the increased funds from the higher property values will be kept. Quinn Bennion replied that the tax lid legislation allows for some exemptions related to bond & interest and public safety expenditures. Staff is still reviewing how these can be applied. The city's approach will be to use the exemptions and not have an election.

Brooke Morehead noted that 78% of the city residents had their property values increase which will increase their property taxes. She would like to see the city slightly lower the mil levy to decrease the hit being taken by residents. Eric Mikkelson stated he did not view the increased property values as a "hit" but rather a benefit the residents are receiving because of the excellent services being provided by the city making Prairie Village a sought after location to live. This increase will not be significant and will be spent to provide further value to residents in additional park land, better streets and the continued high level of services provided. He does not support or feel the city needs to dial back the mil levy. Dan Runion disagreed and felt the city should respond to the resident's concerns with their increased property tax bills. Mayor Wassmer reminded the Council that the city only receives a portion of property tax revenue and will not be receiving the full 12% increase. Mr. Bennion added that he projects the 2018 budget will be very close to the current city budget. Mr. Runion noted the city's role in subsidizing improvements through the exterior grant program that is increasing appraisals and subsequently property taxes.

Ted Odell agreed with Mr. Mikkelson's comments noting as Mayor Wassmer stated that the city only receives a small portion of the increased property tax; whereas, the residents received increased value for their property.

Lisa Santa Maria reviewed the budget calendar noting that the next meeting would provide the revenue forecast with subsequent meetings covering individual department budgets and finishing with the big picture. She noted that the largest expenditure in the city's budget is personnel expenditures and this will be a significant discussion and include the results of the compensation/benefit study. Jori Nelson requested budget information in advance for review prior to presentation. Serena Schermoly asked what Mrs. Santa Maria found out regarding increasing public participation. Mrs. Santa Maria Olathe reported they had the best response with on-line discussion via social media. She is looking at doing a session after May 15th.

- Wes Jordan reported that the city will once again be endorsing the "Service Line Warranty of America" program that it first endorsed in 2011. There are 1728 Prairie Village households enrolled in the sewer line program and 87 households enrolled in the water line program. Through the course of the program it has processed over 700 claims paying out over \$460,000 on claims. The program has an 89% approval rating. The city receives a percentage for its participation. Over the course of the program the city has received \$67,000.

Eric Mikkelson questioned that if there was a conflict of interest since the city receives funds from the provider and if the city has compared this program with others available. Mr. Jordan replied that this program has been endorsed by the National League of Cities. Mr. Bennion added that the NLC reviewed various companies providing this service in making its endorsement. Mr. Mikkelson asked if any subsequent review has been done by the NLC. Mr. Bennion replied he did not know but noted the provider has been the same for the past six years.

- Quinn Bennion reported that the environmental assessment of the church/future park property has been initiated. Mr. Runion asked what the cost was for the assessment. Mr. Bennion replied the contract amount was \$3500.
- Mr. Bennion reported that a teen council member from the city's first teen council, Gabe Altenbernd, will be serving as a summer intern for the City.

OLD BUSINESS

Serena Schermoly reported that the Teen Summit held last weekend was a huge success. All of the Prairie Village Teen Council members attended as well as Quinn Bennion, Jori Nelson and herself.

NEW BUSINESS

Parks CIP Presentation 2018-2022

The Park & Recreation Committee recently reviewed and established recommendations for future investment in city parks. Mr. Bredehoeft presented those recommendations. Among the items proposed for Windsor Park are a new shelter and swing sets, trail expansion around the tennis courts, resurfacing of the tennis courts and a permanent restroom. Taliaferro Park includes a permanent restroom, shelter renovation and repair of damage to the retaining wall. Porter Park includes a permanent restroom. Franklin Park includes a new play set. Harmon Park only includes a new all inclusive play set at this time. Further improvements will be considered in conjunction with Village Square. The recommendation also includes repair of the skate park.

Mayor Wassmer asked what the costs for maintenance were for the existing permanent restrooms. Mr. Bredehoeft replied that it varies and is part of the city's custodial services bid. The current cleaning fee is \$500 per month. The cost for the existing porta-potties is \$15,000 annually. Mayor Wassmer stated that she felt the costs for the permanent restrooms was significant and questioned their need at Windsor and Taliaferro Parks. Mr. Odell agreed that the cost was significant and also expressed concerns with security.

Terrence Gallagher noted that the Park & Recreation committee prioritized the listing and the permanent restrooms were a low priority - four to five years down the road. He noted that permanent restrooms were included in the Parks Master Plan. He stressed that the city parks are in great shape.

Dan Runion asked how this CIP related to the CIP presented earlier. Mr. Bredehoeft replied some of these items will be CIP projects and this discussion will provide direction for their placement/priority in the CIP.

Terrence Gallagher asked for confirmation for the council to understand how the \$250,000 budget was determined. Mayor Wassmer stated that over the past five years, the city council has spent \$250,000 on park improvements annually. This discussion is about what goes into that \$250,000. Serena Schermoly stated she felt \$60,000 for the resurfacing of tennis courts is high and hoped the city would pursue grant funds to assist with that cost.

Eric Mikkelson confirmed that the work being done in Windsor Park this year is using funds that were originally designated for Harmon Park, but those improvements were delayed with the potential development of Village Square.

Mayor Wassmer stated she felt the shelters at Windsor and Taliaferro were a priority.

Eric Mikkelson felt the permanent restrooms should be kept on the list, but with a low priority. Portable toilet facilities degrade the aesthetics of the parks and the park experience. He added at the recent Prairie Hills Homes Association meeting questions were asked regarding the replacement of the toddler play set at Windsor with appreciation expressed for the new play set designed for older children.

Brooke Morehead confirmed that the projected \$350,000 for the Skate Park. and \$575,000 for the play set at Harmon Park are available for Village Square.

Mr. Bredehoeft noted that the only restroom project currently in the Parks CIP is located at Porter Park in 2019. He is hearing the council direction to place the permanent restrooms in Windsor Park and Taliaferro in the later years of the CIP plan.

Eric Mikkelson suggested contacting St. Ann's regarding a possible partnership with them for a permanent restroom at Windsor Park noting the recent improvements they made to their baseball and soccer fields.

Mr. Bredehoeft reviewed concept plans for improvements to each of the parks.

Potential North Park Development

Keith Bredehoeft presented a possible funding scenario for the construction costs related to the development of North Park at 67th & Roe. The first funding source would be the excess \$400,000 funds from the LED Streetlight Bond. The second funding source is the use of the Public Safety Sales Tax funds projected to be \$233,000 in 2017 and \$400,000 in 2018. Mr. Bredehoeft noted that he would be applying for a Kansas Department of Wildlife, Parks and Tourism Grant. His request would be for 50%, but he is cautious about the current level of federal funding. The grant request requires submittal of a funding plan.

Jori Nelson said that she liked the amount of greenspace on the concept plan. Mayor Wassmer stated this is only a concept plan that was presented to the church with the city's proposal for purchase and that information meetings would be held for the development of the park.

Dan Runion stated he does not support the use of the bonds for this project. Mr. Odell stated that he was also reluctant to use streetlight bond funds.

Eric Mikkelson stated the city needs to have a plan in place to move forward. The worse scenario would be for the city to purchase the land and let it set undeveloped. He confirmed that demolition costs would come from the Economic Development Fund. He believes the public process needs to start in October and a funding plan needs to be in place at that time. He would like to see a cost analysis done and a determination made of what is the least expensive way to fund this.

Jori Nelson questioned why the city would wait until October for public meetings when the city knows it is going to build. Mayor Wassmer noted that the City does not take possession until October and she would prefer to wait until after the closing. She is not comfortable getting public input when the property is not owned by the City. She agreed with Mr. Mikkelson that the worse scenario is to do nothing and noted that she would recommend taking funds proposed for the permanent restroom to restore the greenspace after the building is removed and to phase in future development. She places a high priority on taking initial immediate action.

Terrence Gallagher noted that there was nothing in the Parks Master Plan for the development of this land. He agrees that moving forward prior to ownership is not good. He also suggested that the city consider funding a program director to oversee all of the city's parks as a use of the public safety tax money.

Sheila Myers asked how the one million dollar cost was determined. Mayor Wassmer replied it came from a concept design done by Indigo Design, who created the city's Parks Master Plan. Mrs. Myers asked if this was a credible estimate noting additional costs that the city is now incurring for the park. She would like to see input into the design and actual projected costs.

Dan Runion stated that he would like to see how the project would be phased in and related costs. He agreed with Mr. Mikkelson's comment regarding use of the cheapest source of funding and feels that would be the public safety tax. He is concerned with the potential cash flow for this project if funds are taken from the excess LED streetlight bond funds.

Keith Bredehoeft noted there will continue to be discussion on the funding, costs and timeline for building. He will submit the application for funding to the Department of Wildlife, which has funded previous city park improvements, based on the concept design. He noted that he cannot submit the grant application without a commitment from the City to proceed in 2018/2019.

Mayor Wassmer directed staff to bring back a five year plan based on the comments made with the projected cost and construction timeline.

Sheila Myers asked what was included in the demolition costs. Mayor Wassmer responded the removal of the building and concrete and sod/seedling of the property. Mr. Bennion stated that staff would have more information on the projected cost for this within the month. He noted the demolition of the clubhouse at Meadowbrook cost \$130,000 and based on the size of the church he estimates that costs will be double that amount.

Sheila Myers stated what would be helpful for her would be to see options for the park with costs for minimum development (seeding only); with the addition of trails and full development after meetings with the public.

Mayor Wassmer feels the park should be completed in the next two years. Terrence Gallagher noted the Park and Recreation Committee has started the process, the meetings continue to be held. The city cannot wait until it has ownership to have a plan. Ted Odell agreed with Mrs. Myers and noted that everyone wants to see a park at

this location; however, this does not mean there needs to be a park in place by “x date”. He feels that phasing in the park is a good plan and urged the city not to rush forward.

Mayor Wassmer noted the committee agenda also includes discussion of the draft solid waste ordinance. Serena Schermoly moved to table this item to the next council committee of the whole meeting. The motion was seconded by Sheila Myers.

Wes Jordan noted that he has been talking with the Rotary Club regarding a possible partnership with the city whereby they would construct screening for elderly residents with the city providing the materials. He asked if he should continue this discussion and as directed to do so. The motion was voted on and passed unanimously.

Committee meetings scheduled for the next two weeks include:

Planning Commission	04/04/2017	7:00 p.m.
Tree Board	04/05/2017	6:00 p.m.
Prairie Village Arts Council	04/12/2017	5:30 p.m.
Council Committee of the Whole	04/17/2017	6:00 p.m.
City Council	04/17/2017	7:30 p.m.

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The Prairie Village Arts Council is pleased to feature the “Future of the Arts” exhibit in the R.G. Endres Gallery during the month of April. The artist reception will be held on Friday, April 14th.

2017 Recreation Memberships are now on sale.

The 2017 annual Large Item Pick up has been scheduled for Saturday April 22nd for homes on 75th Street and north or 75th street; homes south of 75th Street will be collected on Saturday, April 29th.

ADJOURNMENT

With no further business to come before the City Council the meeting was adjourned at 8:02 p.m.

Joyce Hagen Mundy
City Clerk